167.A	0001	0124.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	525,000 /	525,000
USE VALUE:	525,000 /	525,000
ASSESSED:	525,000 /	525,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 124

Owner 1:	SAOUD ROBERT J &
Owner 2:	DIMEO CHRISTOPHER F
Owner 3:	
Street 1:	124 PARK AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAOUD ROBERT J -
Owner 2:	-
Street 1:	124 PARK AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1949, having primarily Vinyl Exterior and 1091 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	523,400	1,600		525,000
Total Card	0.000	523,400	1,600		525,000
Total Parcel	0.000	523,400	1,600		525,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.21 | /Parcel: 481.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

272349

GIS Ref

GIS Ref

Insp Date

10/09/18

!15284!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 167.A-0001-0124.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	515,900	1600	.		517,500	517,500	Year End Roll	12/18/2019
2019	102	FV	523,800	1700	.		525,500	525,500	Year End Roll	1/3/2019
2018	102	FV	464,300	1700	.		466,000	466,000	Year End Roll	12/20/2017
2017	102	FV	424,100	1700	.		425,800	425,800	Year End Roll	1/3/2017
2016	102	FV	375,000	1700	.		376,700	376,700	Year End	1/4/2016
2015	102	FV	347,700	1700	.		349,400	349,400	Year End Roll	12/11/2014
2014	102	FV	308,100	1700	.		309,800	309,800	Year End Roll	12/16/2013
2013	102	FV	308,100	1700	.		309,800	309,800		12/13/2012

PRINT

Date	Time
12/11/20	05:01:29

LAST REV

Date	Time
06/18/19	13:54:07

danam

15284

USER DEFINED

Prior Id # 1:	110258
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAOUD ROBERT J,	66535-240		12/16/2015	Convenience	99	No	No		
DAVIS BARBARA P	65141-281		3/31/2015		465,000	No	No		
HARB MICHAEL &	57060-422		6/29/2011		320,000	No	No		
ABBY DEAN R,	44890-290		3/29/2005		330,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2019	427	Add Bath	10,000	C				
4/15/2015	341	Re-Roof	7,000					
5/29/2014	560	Redo Bas	34,650					
8/29/2006	724	Redo Kit	3,500			G8	GR FY08	replace kitchen co

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	Measured	DGM	D Mann
6/19/2014	Info Fm Prmt	PC	PHIL C
4/4/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7775													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	42.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	398.210
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586805
Depreciation:	63375
Depreciated Total:	523430

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	398.21
Special Features:	0	Val/Su Net:	319.93
Final Total:	523400	Val/Su SzAd	479.74

SKETCH

UnSketched SubAreas:
GLA: 1091,
BMT: 545,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,091	398.210	434,447
BMT	Basement	545	119.460	65,107

Net Sketched Area:	1,636			Total:	499,554
Size Ad	1091	Gross Are	1636	FinArea	1091

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.A-0001-0124.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	7X13	G	GD	2000	20.00	T	11.4	102			1,600			1,600

More:	N	Total Yard Items:	1,600	Total Special Featues:	Total: 1,600